

MINUTES OF RDA REGULAR MEETING –JULY 7, 2015

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THE WEST VALLEY CITY REDEVELOPMENT AGENCY MET IN REGULAR SESSION ON TUESDAY, JULY 7, 2015, AT 6:57 P.M., IN THE CITY COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY CHAIRPERSON LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

Karen Lang, Chair
Steve Buhler, Vice Chair
Ron Bigelow, Board Member
Tom Huynh, Board Member
Lars Nordfelt, Board Member
Corey Rushton, Board Member
Steve Vincent, Board Member

Wayne Pyle, Chief Executive Officer
Sheri McKendrick, Secretary

STAFF PRESENT:

Paul Isaac, Assistant City Manager/HR Director
Eric Bunderson, City Attorney
Jim Welch, Finance Director
Layne Morris, CPD Director
Kevin Astill, Parks and Recreation Director
Lee Russo, Police Chief
John Evans, Fire Chief
Sam Johnson, Strategic Communications Director
Mark Nord, Acting CED Director
Jake Arslanian, Acting Public Works Director
Jeff Jackson, CED Department

1804 **OPENING CEREMONY**

The Opening Ceremony was previously conducted by Steve Vincent who, in recognition of Independence Day (celebrated the previous week), shared a video of Lee Greenwood singing the patriotic song, *God Bless the USA*. He also thanked City staff and their families who served in the military. Following the video, he led the Pledge of Allegiance to the Flag.

1805 **APPROVAL OF MINUTES OF REGULAR MEETING HELD JUNE 2, 2015**

The Board read and considered Minutes of the Regular Meeting held June 2, 2015. There were no changes, corrections or deletions.

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After discussion, Mr. Nordfelt moved to approve the Minutes of the Regular Meeting held June 2, 2015, as written. Mr. Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Bigelow	Yes
Mr. Rushton	Yes
Mr. Nordfelt	Yes
Chairperson Lang	Yes

Unanimous.

1806

RESOLUTION NO. 15-10, APPROVE AN INCENTIVE AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY AND BACKCOUNTRY.COM

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 15-10 that would approve an Incentive Agreement between the Redevelopment Agency and backcountry.com., in the amount of \$50,000.00 annually for a period of four years.

He stated the proposed agreement would provide a \$200,000.00 incentive to backcountry.com that would come from interest reserves in the RDA Interest Funds account. Money from interest was considered “non-increment generated” and not restricted in its use to Redevelopment Project Areas. Backcountry.com was not in a Redevelopment or Economic Development Area, but the company’s continued success contributed positively to the general welfare of West Valley City.

Pursuant to the agreement the RDA would pay backcountry.com four annual payments of \$50,000.00 each, contingent on backcountry.com signing a lease agreement at their location in West Valley City at 2607 South 3200 West until at least the year 2022. Backcountry.com would also make investments in the property or install improvements at that location in the amount of \$2,500,000.

Backcountry.com occupied 200,000 square feet in West Valley City and had been considering moving to a new location at the expiration of their lease. Backcountry.com was one of the highest producers of sales tax in the City and had decided to stay at their current location as a result of the proposed Incentive Agreement. In addition, backcountry.com had agreed to make a substantial investment in the site that would benefit the City’s property tax values.

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After discussion, Mr. Vincent moved to approve Resolution No. 15-10, a Resolution of the West Valley City Redevelopment Agency Approving an Incentive Agreement between the Redevelopment Agency and backcountry.com. Mr. Buhler seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Bigelow	Yes
Mr. Rushton	Yes
Mr. Nordfelt	Yes
Chairperson Lang	Yes

Unanimous.

1807

RESOLUTION NO. 15-11, AUTHORIZE THE REDEVELOPMENT AGENCY TO ACCEPT A QUIT CLAIM DEED FROM QUESTAR GAS COMPANY FOR SEVERAL UTILITY EASEMENTS LOCATED ON THE FAIRBOURNE STATION PHASE 2 SUBDIVISION PROPERTY

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 15-11 that would authorize the Redevelopment Agency to accept a Quit Claim Deed from Questar Gas Company for several utility easements located on the Fairbourne Station Phase 2 Subdivision property.

He stated portions of property within the future Fairbourne Station Phase 2 Subdivision were encumbered with a variety of easements. These easements were used to provide service to those older areas of residential and commercial development that had now been demolished.

In order to provide clear title to prospective land buyers within the future subdivision, the City had been working with various utility companies to abandon said easements. Questar Gas Company had agreed to quit claim to the Agency the right, title and interest of certain utility easements recorded with the Salt Lake County Recorder's Office.

After discussion, Mr. Rushton moved to approve Resolution No. 15-11, a Resolution Authorizing the Redevelopment Agency of West Valley City to Accept a Quit Claim Deed from Questar Gas Company for Several Utility Easements Located on the Fairbourne Station Phase 2 Subdivision Property. Mr. Huynh seconded the motion.

A roll call vote was taken:

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Mr. Vincent	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Bigelow	Yes
Mr. Rushton	Yes
Mr. Nordfelt	Yes
Chairperson Lang	Yes

Unanimous.

1808

RESOLUTION NO. 15-12, AUTHORIZE THE REDEVELOPMENT AGENCY TO ACCEPT THE PARTIAL RELEASE AND CONVEYANCE OF AN EASEMENT HELD BY CENTURYLINK QC WITHIN THE FUTURE FAIRBOURNE STATION PHASE 2 SUBDIVISION

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 15-12 that would authorize the Redevelopment Agency to accept the partial release and conveyance of an easement held by CenturyLink QC within the future Fairbourne Station Phase 2 Subdivision.

He stated portions of property within the future Fairbourne Station Phase 2 Subdivision were encumbered with a variety of easements. These easements were used to provide service to those older areas of residential and commercial development that had now been demolished.

In order to provide clear title to prospective land buyers within the future subdivision, the City had been working with various utility companies to abandon the easements. CenturyLink QC had agreed to release and quit claim to the Agency the right, title and interest of certain utility easements recorded with the Salt Lake County Recorder's Office.

After discussion, Mr. Huynh moved to approve Resolution No. 15-12, a Resolution Authorizing the Redevelopment Agency to Accept the Partial Release and Conveyance of an Easement Held by CenturyLink QC within the Future Fairbourne Station Phase 2 Subdivision. Mr. Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Bigelow	Yes
Mr. Rushton	Yes
Mr. Nordfelt	Yes

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Chairperson Lang Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, THE REGULAR MEETING OF TUESDAY, JUNE 7, 2015, WAS ADJOURNED AT 7:02 P.M., BY CHAIRPERSON LANG.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Redevelopment Agency held Tuesday, June 7, 2015.

Sheri McKendrick, MMC
Secretary